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TRANSFER
TAX
PAID

**WARRANTY DEED
038203**

Gary Robinson, of Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **David J. Lantagne** and **Diane E. Lantagne**, both of Augusta, County of Kennebec, and State of Maine, with a mailing address of 40 Grove Street, Augusta, Maine, with **Warranty Covenants**, as joint tenants, the land and buildings in Waterville, Kennebec County and State of Maine, more particularly described as follows:

Lot numbered twenty-three (23) on the plan of Gilman Heights made by F.V. Armstrong dated December 4, 1939, and recorded in the Kennebec County Registry of Deeds in Map Book 12, Page 77, to which reference may be had for a more particular description.

ALSO, another certain lot or parcel of land situate in said Waterville and being number thirty (30) on the plan of Gilman Heights by F.V. Armstrong, dated December 4, 1939, and recorded in the Kennebec County Registry of Deeds, Map Book 12, Page 77, to which reference may be had for a more particular description.

Said premises are conveyed subject to the following restrictions which will be binding upon said grantee and all persons claiming or holding under or through said grantee and shall be deemed as covenants running with the land:

1. No lot of land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.
2. No building for the use of more than one family shall be built thereon.
3. The main entrance of any single dwelling built thereon shall face the street.
4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line.
5. Each building thereon must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.
6. The cost of each main building on these lots shall be at least \$8,000.00, exclusive of all other buildings, landscaping, and any other improvement to the land, not directly affixed to the main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.

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8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.
9. The plans of new homes must be submitted to and approved by Gilman Heights Incorporated.

Said lots are conveyed with the foregoing restrictions which are covenants affixed to and running with the land and applicable to all lots hereafter to be sold by the said Gilman Heights Incorporated in the plot of land known as "Gilman Heights" and for a violation of the terms therein or any of them by said grantee or any persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to said Gilman Heights Incorporated, and its assigns or to the owner of any lot in said plot known as "Gilman Heights" to proceed at law or in equity to compel compliance thereof.

Meaning and intending to convey the same premises conveyed to Gary Robinson by Warranty Deed of Richard D. Olin and Pamela P. Olin dated September 26, 1991 and recorded at the Kennebec County Registry of Deeds on May 11, 1992 at Book 4124, Page 234.

WITNESS my hand and seal this _____ day of _____, 2003.



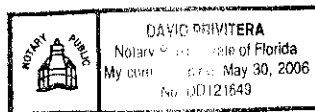
Gary Robinson


State of *Florida*
Brevard County, ss

, 2003

Then personally appeared the above named Gary Robinson and acknowledged the foregoing instrument to be his free act and deed.

Before me,





Notary Public

RECEIVED KENNEBEC SS.

2003 OCT 20 AM 9:00

ATTEST: 
NOTARY PUBLIC